

COMMITTEE AMENDMENT FORM

DATE: 01/31/07

COMMITTEE ZONING PAGE NUM. (S)___

ORDINANCE I. D. #06-O-2263 SECTION (S)

RESOLUTION I. D. #07-R- PARA.

AMENDS THE LEGISLATION BY ADDING FOUR ADDITIONAL
CONDITIONS BRINGING THE TOTAL NUMBER OF CONDITIONS TO
SEVEN (7).

AMENDMENT DONE BY COUNCIL STAFF 01/31 /07

CONDITIONS
Z-06-111; V-06-302

1. The developer will post signs on the property indicating that the most direct route for trucks accessing the property is by way of I-75/Central Avenue/Crown Road, Southside Industrial Park Drive or by way of I-85/Jonesboro Road/Southside Industrial Park Drive.
2. The developer will notify the Atlanta Workforce Development Agency (AWDA) of job openings on the site and will provide a letter of introduction to the AWDA for any tenants occupying the property. In addition, the developer will participate in the annual job fair sponsored by the AWDA.
3. The developer will donate sufficient right-of-way along the frontage of Wilson Road to accommodate the improvement of Wilson Road to a 30-foot pavement width.
4. The developer will, prior to occupancy of the first building on their site, improve Wilson Road between their northernmost curb cut on Wilson Road and its right-of-way with Southside Industrial Boulevard to a pavement width of 30 feet. The cost of such work, including the value of the right-of-way dedicated to the City, will constitute a credit against traffic and public safety impact fees owed by this development.

COMMITTEE AMENDMENT FORM

DATE: 01/10/07

COMMITTEE ZONING PAGE NUM. (S) 1

ORDINANCE I. D. #06-O-2263 SECTION (S)

RESOLUTION I. D. #07-R- PARA.

AMENDS THE LEGISLATION BY ADDING A THIRD CONDITION WHICH
READ AS FOLLOWS:

“APPLICANT WILL WORK WITH THE ATLANTA POLICE
DEPATMENT TO RESOLVE ANY ISSUES ON
INGRESS/EGRESS OF DRIVEWAYS AND TRAFFIC
CONCERNS AT THE ATLANTA POLICE ACADEMY.”

AMENDMENT DONE BY COUNCIL STAFF 01/10 /07

City Council
Atlanta, Georgia

06-O-2263

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-06-111
Date Filed: 10-05-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **84, 88, 96, 98, 100, 120 and 130 Poole Creek Road and 3715 and 3711 Wilson Drive, S.E.**, be changed from the I-1 (Light Industrial) and R-4 (Single-family Residential) District to the I-1-C (Light Industrial-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land 64 of the 14th District Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

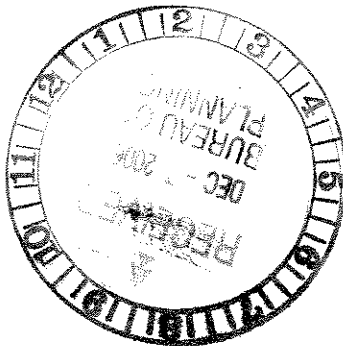
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions

7-06-111

1. The developer will post signs on the property indicating that the most direct route for trucks accessing the property is by way of I-75/Central Avenue/Crown Road/Southside Industrial Park Drive or by way of I-85/Jonesboro Road/Southside Industrial Park Drive.
2. The developer will notify the Atlanta Workforce Development Agency (AWDA) of job openings on the site and will provide a letter of introduction to the AWDA for any tenants occupying the property. In addition, the developer will participate in the annual job fair sponsored by the AWDA.



WILSON ROAD PROJECT

SITE DATA

- 1) ZONING CLASSIFICATION: CURRENT ZONING IS BOTH R-4 AND I-1. PROPOSED ZONING IS I-1.
- 2) PROPOSED BUILDINGS AND STRUCTURES: 250,000 SF WAREHOUSE, 126,000 SF FUTURE EXPANSION, 50 TRAILER SPACES, 185 TRUCK COURT, 250 PARKING SPACES.
- 3) TOTAL FUTURE 376,000 SF.
- 4) NUMBER OF DWELLING UNITS: 0.
- 5) ACRES OF BUILDING AND STRUCTURES IN FEET: 40 FEET MAX.
- 6) GROSS LAND AREA: 21.03.
- 7) FLOOR AREA RATIO: 0.42.
- 8) FLOOR AREA: 8,820.
- 9) LOT AREA: 1,000.
- 10) LOT AREA: 1,000.
- 11) NUMBER OF PARKING AND LOADING SPACES: 250 SPACES PROVIDED (1 SPACE PER 1,000 SF, VARIANCE REQUIRED).
- 12) INITIAL PHASE: 250 SPACES PROVIDED (1 SPACE PER 1,000 SF, VARIANCE REQUIRED).
- 13) FUTURE EXPANSION PHASE: PARKING 150.



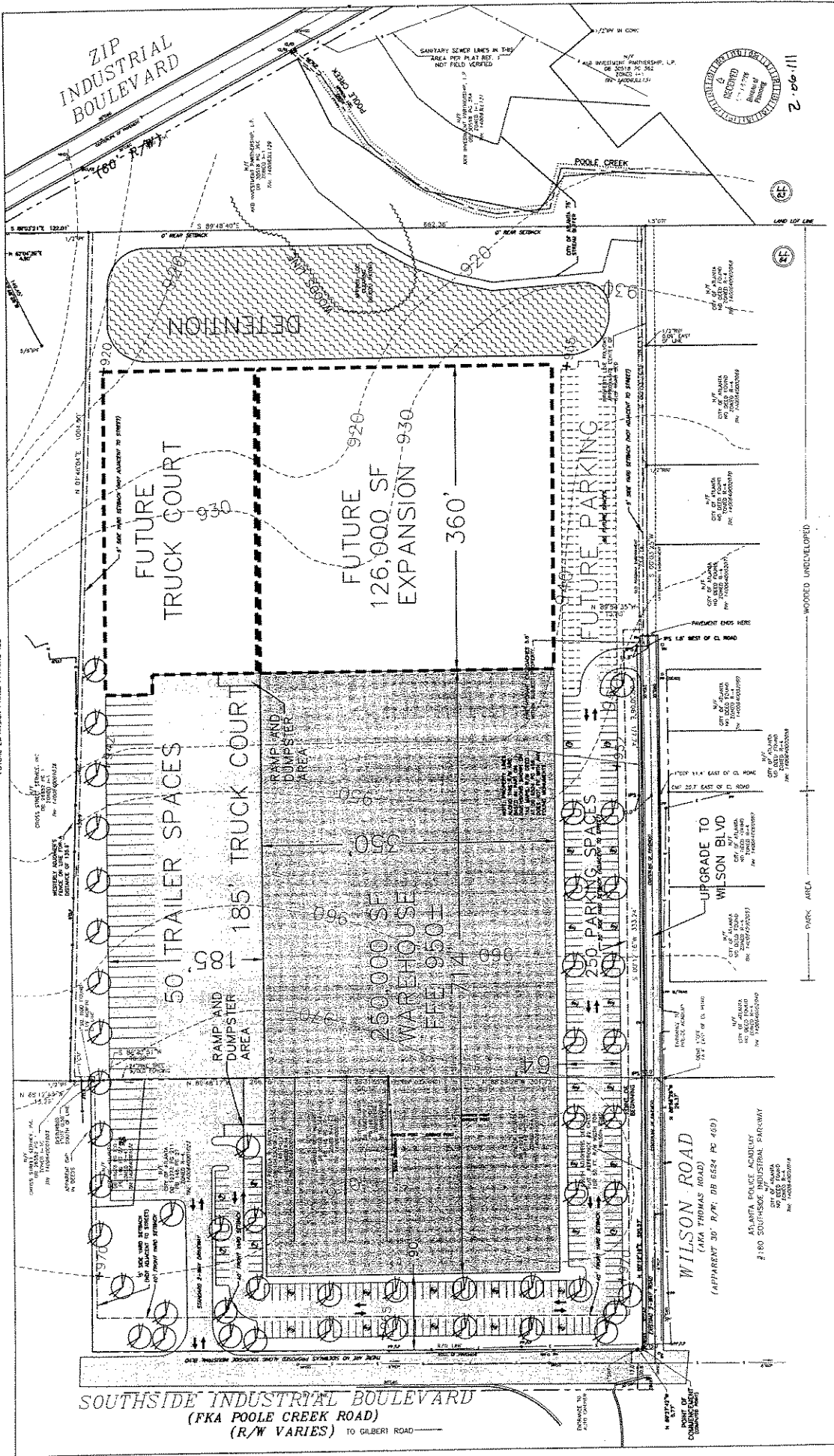
E&A
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PAUL J. ELIPPO
U.S. ENGINEER
GA 02588



GRAPHIC SCALE

1 inch = 50 feet



2-06-111